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OMAHA, NEBRASKA

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The H. Gross Lumber & Wrecking Co. of Omaha can save you money on anything or everything you buy if you are putting up a building of any kind whatsoever. Let us figure with you. **OUR PRICES TALK LOUDER THAN WORDS.** Have your carpenter or contractor send us a list of what is needed if he has charge of the building. Don't pay exorbitant prices to the lumber trust. We can give you slightly used lumber all absolutely bona-fide, perfectly sound and cannot be duplicated lumber. We wrecked the High School, The Omaha Packing House and Milton Rogers buildings. **WE CAN SAVE YOU 20 TO 30 PER CENT ON ALL YOUR LUMBER.** Plumbing, Elevators, Plate Glass, Doors, Windows, Brick, Stone, Iron Beams. WE FURNISH PLANS FREE.

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## Frontier Days

CHEYENNE, WYOMING

AUGUST 23, 24, 25, 26, 1911

Cowboy and Indian will here revive the old time "Wild West" days with broncho busting, steer roping, dances, etc.

LOW FARES VIA

## Union Pacific

STANDARD ROAD OF THE WEST

Protected by electric block signals. Best road-bed—excellent dining car on ALL trains.

Stopovers at Cheyenne allowed on \$17.50 round-trip Denver tickets.

For fares and illustrated Frontier Days' folder, call on or address,



L. BEINDORFF, C. P. & T. A.,  
1324 Farnam St., Omaha, Neb.  
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## Fort Berthold Indian Reservation Is Open

Register at Minot, Aug. 14 to Sept. 2

150,000 acres of Fort Berthold Indian Reservation are open at last to white settlement, under the Homestead Laws. Any American citizen who has not used his homestead birthright or who does not own more than 160 acres of land, may file. Fortunate winners have the opportunity of procuring 160 broad acres of North Dakota's farming land, from Uncle Sam, on long time payments; prices \$1.50 to \$6.00 per acre.

## Auto Tours from Minot

Auto tours covering from 175 to 200 miles of the fertile land in the reservation will be made from Minot daily. Rates \$15.00 per passenger, four passengers to the car. Forty automobiles will be placed in service, and every man and woman who registers at Minot will have a splendid opportunity to study the land and know the relative value of the different locations. Automobiles will leave Minot daily at 6:00 A. M., returning in the evening.

Write for greater details and for a copy of our free illustrated folder, entitled "Opening Fort Berthold Indian Reservation," to

E. C. LEEDY

General Immigration Agent, 115 Great Northern Bldg., ST. PAUL, MINNESOTA



# THE HOME BUILDERS PAGE

## Building Materials

Arthur C. Clausen, Architect.

### MR. CLAUSEN'S BOOK

"The Art, Science and Sentiment of Homebuilding."

30 chapters, 300 illustrations. It covers a wide range of subjects, including the planning of buildings, suburban and city homes, roofing from \$1.00 to \$2.00, letting contracts, choosing the style or design, design of entrance, windows, fireplaces, etc. New third edition. Price, Postpaid, \$1.00.

Address: Arthur C. Clausen, Architect, 1126-27-28 Leitch Exchange, Minneapolis, Minnesota.

**T**HE average home builder has a very fair idea of about the arrangement of rooms desired, and frequently has especially good taste when it comes to indicating the style or design in which the home is to be built, but when it comes to building materials very few have a definite idea of the kind and quality that would be best to use. The result is that home builders are frequently imposed upon and allow materials to go into the construction of their homes which are far from permanent and which they would not accept did they know and realize their real character and lack of durability as compared with other and better materials sometimes costing but a very little more and others costing considerably more, but worth it.

In this country size and speed rather than quality seem to dominate in all things. The man who can build the largest thing in the shortest time is a popular idol. There are some things that cannot be built hastily without impairing the quality, and a house is one of them. Another tendency which impairs the quality of American homes is the restless, roving spirit of American citizenship. We build the largest thing today that we mean to afford, feeling entirely satisfied if it will last in good repair for twenty or twenty-three years, thinking that by that time it will have outgrown the family needs, and that a larger and more elaborate home can take its place. The good old idea of the homestead to be handed down from generation to generation is lost track of, and these things account for the fact that homes today stand in a state of good repair but a short time as compared to homes built a century or two ago.

With improved methods of the manufacture of materials, a greater variety of materials to select from, and more experienced workmen, this ought not to be. A home twenty-five years old, with real estate property increasing, ought to be worth more than when it was first built, instead of being, as it so often is, an eyesore which actually detracts from the value of the lot on which it stands, and is sometimes removed to make the lot more saleable.

Foundations can be built of different materials, locally usually deciding which is best and easiest to obtain. Where unusual conditions are not encountered, the average foundation is built of rubble stone eighteen inches thick, concrete not less than twelve inches thick, or hard burned brick laid in cement mortar and not less than twelve inches thick. Whether local conditions require it or not, there should be a good footing under every foundation wall. The footing is not an expensive item and frequently proves of vital interest. When the wall is made of stone it should have a coat over its entire outside surface below the grade of neat Portland cement, the same thing being true of concrete walls, unless the mixture in the latter is very rich. There are a number of waterproof substances for outside walls, but being of modern manufacture little is known of their permanency, and time alone will give the only reliable test. Up to the present time, good Portland cement has been found the most satisfactory waterproof substance, even though it is not entirely waterproof under very severe conditions. Great care should be given the selection of cement for while all Portland cement is manufactured after very much the same process and has to reach a certain minimum of efficiency, some cement rarely reaches this minimum efficiency, which makes it far superior as a building material. Only bric-a-brac tests by an engineer can determine the purity of the material of Portland cement as compared with another.

Outside walls for the upper story to be

the most permanent should be of solid masonry construction. Solid masonry can mean either brick, stone or concrete. This does not mean that the material composing the surface should be the same clear through. A wall twelve inches thick can be composed of eight inches common brick and four inches of face brick, or it can be built of common brick with a stucco veneer of Portland cement. Sometimes masonry walls are built of concrete blocks or hollow tile with a stucco veneer of cement. Since the builder can make his selection from over a thousand different styles and colors of brick, giving him a far greater variety as to texture, color and quality than can be had in all Europe, he ought to have no difficulty in selecting both his tastes and purse when it comes to the selection of his brick veneer.

Twenty-five years ago it was thought that every brick in a wall should be precisely the same as every other brick, both in size and color. Today the tendency is for a more rustic appearance. Brick with rough surfaces slightly varying in color and with little attention paid to exact uniformity as to size are now popular. These are laid up in wide mortar joints, spaced out deep to give a slight shadow under the courses of brick which shows them off and gives more character and interest to the walls.

When it comes to roofs, it has been stated that old-fashioned shingles will outlast all known prepared roofings. Hand split spruce shingles laid from seventy-five years in 1908, according to locality, while red cedar shingles will last about fifty years. Slate makes a very satisfactory roof in a mild climate, but is seriously affected by frost in a cold climate. The most permanent roof is a tile roof, made of very hard baked clay that can be obtained in many designs and colors. It of course costs considerably more than wood shingles, but it is worth the difference to anyone who has the money to pay. The roofs are suitable for homes of any kind of masonry construction, but too heavy and massive for a frame house. While it may not be necessary to build homes to outlast the pyramids, the principle of quality should be applied at least to the extent of saving the cost of a home the convenience and cost of repairs during its lifetime.

## Building Notes of the Week

### TIMELY REAL ESTATE GOSSIP

Omaha Realty Men Experience Dullest Week of the Year.

### RUMOR OF LARGE SALE AFLOAT

Realty Exchange Does Away with Weekly Meetings Until September—Vacation Trips Explain Inactivity of Market.

Perhaps the dullest week in the real estate business this year was experienced by Omaha dealers during the last seven days. Throughout the week no firm in the city has reported a single sale that has exceeded a few thousand dollars and many firms figured in only a few deals, amounting to only a couple of hundred dollars. The Omaha Real Estate exchange, which holds its regular meetings on Wednesday in the Commercial club rooms, has adjourned until the first Wednesday in September because of the inactivity of the market during August. Many of the members are out of the city on vacations and others are indisposed. This perhaps accounts for the lack of sensational happenings in the real estate world recently.

The McCague Investment company is said to be about to explode a bomb that will startle the local real estate men. A deal nearly twice as large as the recent Clifford transaction, in which one of the most important downtown corners will change hands, is said to be about to be made by John McCague, who is acting in the interests of a western capitalist. Mr. McCague denies that he is figuring upon any such transaction, but the rumor is persistent. What downtown corner is to figure in the deal also is unknown and the identity of the parties connected with the deal is a mystery.

When the crew of men now working on the Nebraska National bank building completes its labors the old structure will stand transformed into a place of beauty. The entire floorings of the counting rooms has been torn out and a new marble floor is being put in.

The bookkeepers' cages, which occupy the front part of the bank building, will be taken out and moved far to the rear to give place to the tellers' cages. New fixtures and modern appointments will be installed and when everything is finished there will be considerably more room in the bank.

The estimated cost of these improvements is in excess of \$50,000 and two months will be required to complete the changes. The officials of the Nebraska National have been contemplating building a new home for the bank for some time, but as yet no action has been taken. Probably nothing will be done for several years, as the extensive repairs which are being made will make the building on Farnham and Twelfth streets practically a new one.

Following are a few of the small deals that have been reported:

C. C. Lyon has sold to F. F. Williams three lots at Twenty-eighth and Pratt streets for \$1,000.

E. C. Kotzsch has sold to C. A. Anderson a lot at Twenty-eighth and Blaney for \$1,000.

The National Life Insurance has taken the 112-11 Georgia avenue two houses and lot for \$2,000.

Samuel Allen has bought of H. H. Putnam, 304 North Thirty-second street, Dennis park, for \$4,000.

William Ure has sold to F. S. Truinger two houses and a lot and a half on Red street, Benson, for \$2,000.

### BUILDERS TO HAVE AN OUTING

The members of the executive committee of the Builders' exchange has chartered the smallest passenger coach and three of the largest baggage cars owned by the Northwestern road. With this equipment next Saturday the members of the committee will go on a fishing trip to Arlington. The baggage cars will contain seven tons of ice and any quantity of refreshments. Returning the ice will be used for packing the fish.

Miller, Stewart & Beaton company has increased its stock of wall paper for fall. New ideas for decoration of the home are held by experts in the department of interior decoration of this store.

One of the most important features of the planning of a trip away from home is safeguarding that valuable thing, money, you are obliged to leave behind. The Omaha Van and Storage Co.'s big fireproof building presents a solution for a problem of this kind.

E. J. Davis has been busier than ever this year with heavy hauling and safe deposit work. He has built many new buildings that have been built recently.

Margaret Van and Storage company reports a large increase in its business over last year.

St. Joseph's hospital, which has recently

### CHARGE OF JURY TAMPERING

George Crow is Accused by Joseph Morrow in Open Court.

### THEN TAKEN FROM THE JURY

Jarrow Asserts Crow 'Phoned Him Friday Night and Then Approached Him Saturday Morning About Case.'

Attempted tampering with a juror was charged against George Crow, a waiter and former bartender, at the opening of the trial of the owner and of Mrs. Bertie M. Jarrow against Hugo Meichler and others in county court Saturday morning. County Judge Leach immediately removed Crow from the jury panel and ordered Attorney Alcorn to advise J. E. Jarrow, who instituted an investigation.

Joseph W. Morrow, bailiff for District Judge William A. Leach, is the man who made the charge against Crow. Morrow had been called for service as a juror Friday afternoon.

Mrs. Jarrow seeks to force Hugo Meichler, former supplier dealer, and others to vacate premises at No. 212 and No. 218 South Fourteenth street, leased from her, Meichler holds a lease on the property, occupies No. 212 himself, and has sublet No. 218 to Edward A. Meredith, various keepers, and to the Paint Shaving company of Milwaukee. The lease carries a provision that Mrs. Jarrow may terminate it upon thirty days' notice. The defendants admit this, but deny they received the notice which she declares she served.

### Morrow Told His Story.

When the jury was impaneled Saturday morning one juror failed to appear. Crow was standing in the hall when he was called. When Ralph Breckenridge, attorney for Mrs. Jarrow, examining Morrow as to the qualifications to serve as a juror, asked him if he had discussed the case, Morrow told his story.

Morrow said Crow telephoned him Friday night and tried to talk to him about the case, but he refused to take Breckenridge's message. He said he was called Saturday morning before court recessed, as said, Crow approached him and told him "they" were trying "to give Meredith the worst of it." Morrow pushed the man away at this point, he said.

Morrow observed that the man who had approached him was giving him a bad name, but he refused to take Breckenridge's message. He said he was called Saturday morning before court recessed, as said, Crow approached him and told him "they" were trying "to give Meredith the worst of it." Morrow pushed the man away at this point, he said.

completed an immense addition to its building on South Tenth street, is now proceeding to remodel and modernize much of the main building. All of the toilets, bath rooms and serving rooms are to have new sanitary tile floors and wainscots. Milton Rogers & Son company, which did most of the work in the new building, has been given the contract for all this new tile work.

The easy payment plan of buying a home, with the added privilege of planning the house to suit your taste, has brought joy to many a family that had built dreams along those lines, where the purse was poor. The Modern Homes Construction company presents this proposition in another column.

The constantly increasing demand for cement stone has kept the Ideal Cement Stone company working to its capacity for several weeks past, with the outlook bright for the same conditions in the future.

can't say what the outcome will be. I have just taken up the matter."

Crow has not been arrested, but is being kept under surveillance.

### Lambert is After a Lower Gas Rate

He Analyzes Situation Here by Making a Comparison with the Case in Des Moines.

Information that may help the city in its struggle to get lower gas rates has been obtained in Des Moines by Assistant City Attorney Lambert. He has just returned and who expects to make further trips for the same purpose.

"Des Moines has a very similar case on its hands," said Mr. Lambert. "That city has just begun the introduction of testimony to show that the company is getting too large a return for invested capital under the present rates. It should be a simple proposition of showing that the company's returns are not justified by the invested capital, but the complicated defense against this proposition put up by the attorneys for the company makes it necessary to make a more complete attack. The city of Des Moines has a plant at about \$1,500,000, while the company by throwing in various 'going values' brings it up to about \$2,000,000. The Omaha case probably will work out much the same way when we actually get down to trying it."

### Next Year's Taxes Will Come Higher

Further Information on the Municipal Financial Situation Given Out by City Comptroller.

Further information on the financial condition and prospects of Omaha has been given out by the city comptroller in a third published statement. Taxes for 1912 will be higher than for 1911, but lower than the assessment for 1910. The amount raised, however, will be much higher than ever before. The three years compare as follows: Assessed valuation, 1910, \$2,077,900; levy, 2.2; revenue from direct taxes, \$4,561,774.41; valuation, 1911, \$2,077,900; levy, 2.2; revenue from direct taxes, \$4,561,774.41; valuation, 1912, \$2,077,900; levy, 2.2; revenue from direct taxes, \$4,561,774.41. The city receives in six months miscellaneous receipts amounting to \$200,000. The present bonded indebtedness is \$3,000,000, which is considerably less than the charter limitation of 5 per cent of the total value of taxable property. The total of taxable property in Omaha is \$24,100,000, of which the levy is 20 per cent and the charter limitation on indebtedness is \$2,410,000.

The Builders' Contest is now on.

## Homes on Easy Terms

We build modern homes to order and in the location you select. You can pay for the same in monthly installments. In other words, you get the style of house you want in the location you want with payments to suit your income.

Come talk it over with us and we will start your home at once.

## Modern Homes Construction Co.,

639-640 PAXTON BLOCK, OMAHA.

## VACATION COMING? Go Campin'.

## NO NEED TO SPEND A FORTUNE

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TENT &  
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It insures satisfactory completion of work according to contract.  
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## Ideal Cement Stone Co.

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## MILTON ROGERS & Sons Co.

1515 Harney St.

## THE Influence of Home Surroundings is so great that too much consideration cannot be given the selection of furnishings that produce agreeable impressions and help create an atmosphere that is both pleasing and beneficial.

The department of interior decoration in this store has the latest ideas for making your home beautiful. The newest ideas in pretty floral wall paper patterns in cheerful, rich hues will interest you. Used in harmonious association with exquisite cretonnes they admit of the highest possible art in the decoration of bedrooms and breakfast rooms.

Experts in this department will gladly give you suggestions for decorating and furnishing your home. They have many ideas and will be sure to highly satisfy the most demanding tastes.

## Miller, Stewart & Beaton Co.

THE TAG-POLICY HOUSE

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